

Councilmember Anita Bonds

Chairman Phil Mendelson at
the request of the Mayor

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend, on an emergency basis, the District of Columbia Housing Authority Act of 1999 to establish a temporary stabilization and reform board to govern the District of Columbia Housing Authority (“DCHA”) and to require that the board and the Executive Director of DCHA take specific actions to reform and revitalize the operations of DCHA.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,
That this act may be cited as the “District of Columbia Housing Authority Stabilization and Reform Emergency Amendment Act of 2022”.

Sec. 2. The District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 *et seq.*), is amended as follows:

(a) Section 2 (D.C. Official Code § 6-201) is amended as follows:

(1) Paragraph (6) is amended by striking the phrase “Board of Commissioners” and inserting the phrase “Stabilization and Reform Board” in its place.

(2) Paragraph (12) is repealed.

(3) A new paragraph (17A) is added to read as follows:

“(17A) “Dwelling unit” means any room or group of rooms located within a residential or mixed-use building and forming a single unit which is used or intended to be used for living, sleeping, and the preparation and eating of meals.”.

(b) Section 10(h) (D.C. Official Code § 6-209(h)) is amended as follows:

(1) Strike the phrase “or Commissioner of the Authority” and insert the phrase “member of the Board, or member of the former Board of Commissioners” in its place.

(2) Strike the phrase “a Commissioner” and insert the phrase “a member of the Board, member of the former Board of Commissioners,” in its place.

(c) New sections 11a and 11b are added to read as follows:

“Sec. 11a. Stabilization and Reform Board.

“(a) The Authority shall, from and after the date set forth in subsection (h) of this section, be governed by a Stabilization and Reform Board, which shall consist of the following 7 members:

“(1) The following 5 public members, each of whom shall be residents of the District:

“(A) One member with experience in housing development or operations;

“(B) One member with experience in affordable housing development or operations;

“(C) One member with knowledge of federal housing law and regulation;

“(D) One member with experience in capital project financing; and

“(E) One member who is an elected member of the resident advisory board for the Authority or an elected member of a resident council of a Housing Property owned, operated, or managed by the Authority;

“(2) The Deputy Mayor for Planning and Economic Development; and

57 “(3) The Chief Financial Officer, or a designee of the Chief Financial
58 Officer who is an employee of the Office of the Chief Financial Officer.

59 “(b)(1) Each public member of the Stabilization and Reform Board shall be
60 appointed by the Mayor, with the advice and consent of the Council pursuant to section
61 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C.
62 Official Code § 1-523.01(e)), except as provided in subsection (c) of this section.

63 “(2) The Deputy Mayor for Planning and Economic Development and the
64 Chief Financial Officer, or the Chief Financial Officer’s designee, shall serve as members
65 of the Stabilization and Reform Board by virtue of their incumbency in the position of
66 Deputy Mayor for Planning and Economic Development, Chief Financial Officer, or
67 employee of the Office of the Chief Financial Officer.

68 “(c) Notwithstanding subsection (b) of this section, the Mayor may appoint the
69 following individuals to the Stabilization and Reform Board without the advice and
70 consent of the Council pursuant to section 2(e) of the Confirmation Act of 1978, effective
71 March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01(e)):

72 “(1) Raymond A. Skinner, to fill the Board seat described in subsection
73 (a)(1)(A) of this section;

74 “(2) James M. Dickerson, to fill the Board seat described in subsection
75 (a)(1)(B) of this section;

76 “(3) Christopher Murphy, to fill the Board seat described in subsection
77 (a)(1)(C) of this section; and

78 “(4) Jessica Haynes-Franklin, to fill the Board seat described in subsection
79 (a)(1)(D) of this section.

80

81 “(d) The public members of the Stabilization and Reform Board shall each serve
82 for one term of 3 years; provided, that each such member may continue to serve until a
83 successor board assumes the responsibilities of the Stabilization and Reform Board;
84 provided further, that in the event of a vacancy in the seat of a public member of the
85 Board, the Mayor may appoint a member, pursuant to subsection (b)(1) of this section, to
86 serve the remainder of the unexpired term or until a successor board assumes the
87 responsibilities of the Stabilization and Reform Board.

88 “(e) The Mayor shall designate the chairperson of the Stabilization and Reform
89 Board from among the public members of the Stabilization and Reform Board.

90 “(f) The Stabilization and Reform Board shall meet at least 10 times per year. All
91 meetings of the Stabilization and Reform Board shall be open to the public, except as
92 may otherwise be authorized by the Open Meetings Act, effective March 31, 2011 (D.C.
93 Law 18-350; D.C. Official Code § 2-571 *et seq.*).

94 “(g) A quorum of the Stabilization and Reform Board, for the purposes of taking
95 any official action, shall consist of 4 members

96 “(h) The Stabilization and Reform Board established by this section shall assume
97 authority from the Board of Commissioners established by section 12, and the Board of
98 Commissioners shall be dissolved, upon the swearing in of at least 3 public members of
99 the Stabilization and Reform Board.

100 “Sec. 11b. Reform activities.

101 “(a) Within 15 days after the end of each calendar quarter, the Executive Director
102 shall submit a report to the Mayor and the Council that describes the progress of the
103 Authority in:

104 “(1) Addressing and remediating the issues identified by the U.S.
105 Department of Housing and Urban Development in its 2022 assessment of the Authority;

106 “(2) Developing and implementing a plan to expedite the leasing of
107 dwelling units owned, operated, or managed by the Authority;

108 “(3) Identifying individual dwelling units within Housing Properties of the
109 Authority that are in a substandard condition and improving the condition of such units to
110 a state of good repair;

111 “(4) Developing and implementing a plan for the maintenance, in an
112 ongoing state of good repair, of Housing Properties of the Authority and individual
113 dwellings units within those Housing Properties; and

114 “(5) Improving the management of the wait list for dwelling units of the
115 within Housing Properties of the Authority.

116 “(b) The Stabilization and Reform Board shall provide recommendations to the
117 Mayor and the Council for the structure of a successor board of directors to govern the
118 Authority on an ongoing basis.”.

119 (d) Section 12 (D.C. Official Code § 6-211) is amended as follows:

120 (1) The section heading is amended to read as follows:

121 “Sec. 12. Additional Board provisions.”.

122 (2) Subsections (a), (b), (c), (d), (e), (f), (g), (i), (j), (k), (l), (m), (n), (o),
123 (p), (q), (t), (v)(3), and (w) are repealed.

(3) Subsection (h) is amended by adding a new paragraph (7) to read as follows:

“(7) Each reference to “Commissioner” in this paragraph shall be deemed to be a reference to a member of the Board.”.

(4) Subsection (r) is amended by striking the phrase “No Commissioner” and inserting the phrase “No member of the Board” in its place.

(5) Subsection (s) is amended by striking the phrase “Commissioners shall” and inserting the phrase “Each public member of the Board shall” in its place.

(6) Subsection (u) is amended by striking the phrase “any Commissioner” and inserting the phrase “any member of the Board” in its place.

(e) Section 14 (D.C. Official Code § 6-213) is amended by striking the phrase “direction and supervision” and inserting the phrase “oversight” in its place.

(f) Section 21 (D.C. Official Code § 6-220) is amended as follows:

(1) The section heading is amended by striking the phrase “of Commissioners”.

(2) Subsection (a) is amended by striking the phrase “each Commissioner” and inserting the phrase “each member of the Board”.

(3) Subsection (b) is amended as follows:

(A) Strike the phrase “as a Commissioner” and insert the phrase “as a member of the Board or a member of the former Board of Commissioners” in its place.

(B) Strike the phrase “no former Commissioner” and insert the phrase “former member of the Board or former member of the former Board of Commissioners” in its place.

(C) Strike the phrase “as Commissioner” and insert the phrase “as a member of the Board or a member of the former Board of Commissioners” in its place.

(D) Strike the phrase “any former Commissioner” and insert the phrase “any former member of the Board or former member of the former Board of Commissioners” in its place.

(4) Subsection (c) is amended by striking the phrase “any Commissioner” and inserting the phrase “any member of the Board” in its place. (g) Section 26g(b)(2)(C) (D.C. Official Code § 6-232) is repealed.

Sec. 3. Conforming amendment.

Section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01(e)), is amended by adding a new paragraph (27A) to read as follows:

“(27A) The Stabilization and Reform Board of the District of Columbia Housing Authority, established by section 11a of the District of Columbia Housing Authority Act of 1999;”.

Sec. 4. Applicability.

Section 2(a), (b), (d), (e), and (f) shall apply on the date that the Stabilization and Reform Board assumes authority for the governance of the Authority, as provided in section 11a(h) of the District of Columbia Housing Authority Act of 1999.

Sec. 5. Fiscal impact statement.

169 The Council adopts the fiscal impact statement of the Budget Director as the
170 fiscal impact statement required by section 4a of the General Legislative Procedures Act
171 of 1975, approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

172 Sec. 6. Effective date.

173 This act shall take effect following approval by the Mayor (or in the event of veto
174 by the Mayor, action by the Council to override the veto), and shall remain in effect for
175 no longer than 90 days, as provided for emergency acts of the Council of the District of
176 Columbia in section 412(a) of the District of Columbia Home Rule Act, approved
177 December 24, 1973 (87 Stat. 788; D.C. Official Code § 1-204.12(a)).